



## DENHAM COURT FARM

### *Granary Specification*

#### **Entrance Hall**

Oak entrance door with 3 point locking  
Oak & glass vaulted cart shed entrance  
Original oak beams  
Oak staircase  
Oak panelled doors  
Mandarin Stone Jaipur flagstone floor  
Cast iron radiators  
Wrought iron chandelier  
2 x lighting circuits  
Multi point security locks  
Alarm panel  
IP door entry panel  
Smoke & CO2 detector  
Heating zone thermostat

#### **Boot Room**

Mandarin Stone Jaipur flagstone floor  
Cast iron radiator  
LED downlights  
2 x Lighting circuits with LED downlights

#### **Cloakroom**

Original oak beams  
Oak windows with locks  
Mandarin Stone Jaipur flagstone floor  
Villeroy & Boch Sanitary Ware  
Neptune vanity unit  
Ceramic counter top basin  
Perrin & Rowe chrome tap  
Cast iron radiator  
LED downlights

#### **Utility**

Original oak beams  
Oak windows with locks  
Mandarin Stone Jaipur flagstone floors  
Cast iron radiator  
Neptune fitted hand painted units  
Villeroy & Boch Belfast sink  
Perrin & Rowe chrome tap  
Concealed Bosch washing machine  
Concealed Bosch condenser drier  
Worcester Bosch boiler  
Worcester Bosch hot water tank  
LED downlights  
Cupboard containing CAT5, alarm panel, & TV distribution  
Smoke & CO2 detector

#### **Kitchen/Breakfast Room/Family Room**

Original oak beams  
Original oak studio sound proof door  
Oak windows with locks  
Patio door  
Mandarin Stone Jaipur flagstone floor  
Cast iron radiators  
Neptune hand painted kitchen  
Granite work surface  
Kitchen island with Villeroy & Boch double Belfast sink  
Chrome Perrin and Rowe tap & hand rinse  
Rangemaster professional plus cooker with Induction hob  
Rangemaster cooker hood  
Full height larder with internal LED light  
Bosch integral larder fridge  
Bosch dishwasher  
4 lighting circuits with LED downlights  
Wall Wi Fi  
2 x CAT 5 & TV outlets  
Smoke & CO2 detector  
Heating zone thermostat

#### **Reception**

Oak floor  
Original oak beams  
Original oak studio sound proof door  
Oak windows with locks  
2 oak window seats  
Oak patio doors  
Cast iron radiators  
Morso wood burning stove  
BT, CAT 5 & TV Outlets  
Wall Wi Fi  
2 Lighting circuits & LED downlighting  
BT master socket  
Heating zone thermostat  
Smoke & CO2 detector

#### **Landing**

Oak floors  
Cast iron radiators  
2 x lighting circuits  
Smoke detector



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### *Granary Specification*

#### **Master Bedroom**

Oak floor  
Original oak beams  
Original oak studio sound proof door  
Oak windows with locks  
Cast iron radiators  
Storage Area  
Vaulted ceiling  
CAT 5 & TV outlets  
2 lighting circuits  
Panic alarm button  
Heating zone thermostat

#### **Master Bedroom En-suite**

Original oak beams  
Oak panelled door  
Tiled floor  
1400mm shower enclosure  
Aqualisa digital shower & remote  
Lusso stone bath  
Villeroy & Boch sanitary ware  
Bauhaus vanity unit  
Dual fuel heated towel rail  
Underfloor heating with timer  
Cast iron radiators  
2 lighting circuits with LED up lighters & down lighters  
Shaver socket

#### **Bedroom 2**

Oak floor  
Original oak beams  
Original oak studio sound proof door  
Oak windows with locks  
Cast iron radiators  
Vaulted ceiling  
CAT 5 & TV outlets  
2 lighting circuits  
Heating zone thermostat

#### **Bed 2 En-suite**

Original oak beams  
Oak panelled door  
Tiled floor  
1200mm shower enclosure  
Aqualisa digital shower & remote  
Lusso stone bath  
Villeroy & Boch sanitary ware  
Bauhaus vanity unit  
Villeroy & Boch ceramic basin  
Dual fuel heated towel rail  
Electric underfloor heating with timer  
Cast iron radiators  
2 lighting circuits with LED up lighters & down lighters  
Shaver socket

#### **Bedroom 3**

Oak floor  
Original oak beams  
Oak panelled door  
Oak windows with locks  
Cast iron radiators  
Storage area  
Vaulted ceiling  
CAT 5 & TV Outlets  
2 lighting circuits  
Heating zone thermostat

#### **Bedroom 3 En-suite**

Original oak beams  
Oak panelled door  
Tiled floor  
Cast iron radiator  
1000mm shower enclosure  
Aqualisa digital shower  
Villeroy & Boch ceramic basin and sanitary ware  
Illuminated mirror  
Shaver socket

#### **External Office/Garden Room**

Fully insulated  
Oak Steps leading to stable door  
Oak beams  
Black riven slate flagstone floor  
Vaulted ceiling  
Cast iron radiators  
Bi-Fold door to southern facing patio area  
Roof lights  
Pendant lighting  
CAT 5 & TV Outlets  
Heating zone thermostat

#### **Garage**

Oak framed, ledged and braced garage doors  
Oak beams  
Black riven slate flagstone floor  
Vaulted ceiling  
Oak internal door to office  
Automatic pendant lighting

#### **Landscaped Gardens**

Mature landscaped garden  
3 x patio areas  
External wi-fi  
Automatic external lighting with timer  
2 x external taps  
3 x external mains socket  
Electric car charging point  
Waste bin storage area